TO THE ZONING	NG COMMISSIONER OF BALTI	AMORE COUNTY:		סדיייוראי דר.	R SPECIAL HEARING 84-22-SPHA
described in the de	e description and plat attached	e property situate in Baltimore County and which is ed hereto and ade a part hereof, hereby petition for a permit a sethack of 63 feet from the		TO THE ZONING COMMISSIONER OF BA	BAUTIMORE COUNTY:
Variance from Sect	есноп	of the required 75 feet.		The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve	
		,	8	A determination that the exis-	sting semi-detached house is a non-
of the Zoning Regifollowing reasons:	egulations of Baltimore County, is: (indicate hardship or practi	ty, to the Zoning Law of Baltimore County; for the ctical difficulty)	4	is coverned by the requiremen	ine whether an addition to said structure
following reasons:	is: (indicate hardship or practi	ctical difficulty) Sitional living space is required. The	2	riting units is not increased.	nts of Section 104, if the number of
		chen necessitate an addition to be acced	2-5	Property is to be posted and advertis	tised as prescribed by Zoning Regulations.
_•	ne of the existing awelling		· PHA	I, or we, agree to pay expenses of the abing of this Petition, and further agree to and tions of Baltimore County adopted pursuant	above Special Hearing advertising, posting, etc., upon fil- nd are to be bound by the zoning regulations and restric- t to the Zoning Law for Baltimore County.
Property is 1	to be posted and advertise	ed as prescribed by Zoning Regulations.			I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property
I, or we, agree	ree to pay expenses of above V	Variance advertising posting at a unan films of the			which is the subject of this Petition.
Pommon, and the mit	MICL BEICE IN ANN NIE IN NE IN	bound by the zoning regulations and restrictions of oning Law For Baltimore County.		Contract Purchaser:	Legal Owner(s):  Fobert Ordyke
		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we		(Type or Print Name)	(Type or Print Name)
	·	are the legal owner(s) of the property which is the subject of this Petition.		Signature	Role & Opolpe Signature
Contract Purchaser	ser:	Legal Owner(s):			Signature  E1122~ CPOYE2
	N/A	Robert George Opcyke		Address	(Type or Rrint Name)
(Type or Print Nar	ame)	(Type or Print Name)  No net R			Ellen Marie Opdybe
Signature		Simplified ELECTION		City and State	Signature
		Eilben Marie Opcyke c. 12. 4/21		Attorney for Petitioner:	
Address		(Type or Print Name)		(Type or Print Name)	11845 Franklimuille Rd. 592-7854 Address Phone No.
City and State	/	alen Modube	1		Address Phone No.  VIPER FAILS IN J. 21156
Attorney for Petitio	···	Signature	1 8 31	Signature	City and State
-	itioner: N/A	11845 Franklinville hd. 5927354	15# 1	Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
(Type or Print Nam		Address Phone No.	2-5		tract purchaser or representative to be contacted  Recent Opdyk-4
Signature		Upper Falls , MD. 21156	म टिंदी	City and State	Name wark 528-7401
Signature		City and State	2 / S	Attoricy's Telephone No.:	
Address		Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted	(T)	1/2 14	Address Phone No.
* Centa		Robert Opdyke	IS 7	RDERED By The Zoning Commissioner	er of Baltimore County, this 13th day
City and State		Name 528 7401 work 11345 Franklinville kg. 592 7354 home	<b>占</b> 3	June 19.83, that	at the subject matter of this petition be advertised as
Attorney's Telepnor	hone No.:	Address Phone No.	E 1	required by the Zoning Law of Baltimore Cou	ounty, in two newspapers of general circulation through-
ORDERED By	ev The Zoning Commissioner	r of Baltimore County, this 13th day	Robe Roac	out Haltimore County, that property be posted	ed, and that the public hearing be had before the Zoning
		· · · · · · · · · · · · · · · · · · ·	A Section (Correspondent Correspondent Corre		om 106, County Office Building in Towson, Baltimore
		t the subject matter of this petition be advertised, as unty, in two newspapers of general circulation throughd, and that the public hearing be had before the Zoning n 106, County Office Building in Towson, Baltimore		АМ.	ofJuly, 19_83 , at 10:00 o'clock
		of, 19_83_, at 10:00 o'clock	/Q	7.110. July 19, 1983	11- 1/4
AM.		1	an k	10! 00 4 26	Wallow Edford
		de The	t ux		Zoning Commissioner of Baltimore County.
		Zoning Commissioner of Baltimore County.	1.11e	Z.C.O.—No. 1	(over)
		(over)	<b>2. 2. 2. 3. 3. 3. 3. 3. 3. 3. 3</b>		(0.02)
		over)	2-S] Rey)	co: Human	
			PHA nold lth		
e had the statement of	and the state of the	er for the first			
	Marine Committee of the second				
ON STATEMENT OF THE STA	and the second s			E.O.	cc: J. Trenner
	1			BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS	QQ-NW Key Sheet
,			THE	DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204	55 NE 44 Pos. Sheet NE 14 K Topo
/ 			Н	HARRY J. PISTEL, P. E.	NE 14 K Topo 55 Tax Map
BALTI MOR	RE COUNTY ZON	NING PLANS ADVISORY COMMITTEE	DIP	DIRECTOR	
,		July 12, 1983		May 18, 1	1983
	1				
TY OFFICE BLDG. W. Chesapeake Ave. on, Maryland 21204	Mr. & Mrs. Robert 11845 Franklinvill		Z- Z- Z-	Mr. William E. Hammond Zoning Commissioner	•
	Upper Falls, Maryl		C C	County Office Building Towson, Maryland 21204	
o0o holas B. Commodari		RE: Item No. 212 - Case No. 84-22-SPHA		· · · · ·	· · · · · · · · · · · · · · · · · · ·
Chairman		Petitioner - Robert G. Opdyke, et u Variance Petition & Special Hearing	ux ·	AVG a	Property Owner: Robert G. & Eileen M. Opdyke
,	- 11- 5 Mrc. (	•			S/W cor. Franklinville Rd. & Reynolds Rd. Acres: .618 District: 11th
MEMBERS	Dear Mr. & Mrs. Op	∠pdyke:			THEORE SATE THE THEOREM

Dear Mr. Hammond:

Sediment Control:

Storm Drains:

RAM: EAM: FWR: SS

Water and Sanitary Sewer:

indicate "No Planned Service" in the area.

Highways:

PETITION FOR ZONING VARIANCE 84-22-SPHA

The Zoning Plans Advisory Committee has reviewed the

plans submitted with the above referenced petition. The

following comments are not intended to indicate the appro-

priateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct an addition to the side of the existing two family dwelling, this variance is required, while the special hearing is included to deter-

mine if the expansion can occur without changing the number of living units on the property.

of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be

placed in the hearing file. This petition was accepted for

filing on the date of the enclosed filing certificate and a

Very truly yours, Nichales B. Comnodan, hoe

NICHOLAS B. COMMODARI, Chairman

Zoning Plans Advisory Committee

hearing scheduled accordingly.

Enclosures

Enclosed are all comments submitted from the members

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Bureau of

Bureau of

Industrial

Engineering

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Traffic Engineering

State Roads Commission

The following comments are furnished in regard to the plat submitted to this

Franklinville and Reynolds Roads, existing public roads, are proposed to be

Development of this property through stripping, grading and stabilization could

further improved in the future on 70 and 60-foot rights-of-way respectively, with

result in a sediment pollution problem, damaging private and public holdings down-

stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or

Public water supply and sanitary sewerage are not available to serve this

Bureau of Public Services

property, which is within the Baltimore County Metropolitan District and beyond

the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County

Water Supply and Sewerage Plans W and S-17B, as amended through January 1982,

permanent) to prevent creating any nuisances or damages to adjacent properties,

especially by the concentration of surface waters. Correction of any problem

which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

fillet areas for sight distance at their intersection.

office for review by the Zoning Advisory Committee in connection with the subject

0 RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE SW Corner Franklinville & OF BALTIMORE COUNTY Reynolds Rds., 11th District ROBERT G. OPDYKE, et ux, Case No. 84-22-5PHA :::::: ORDER TO ENTER APPEARANCE Mr. Commissioner: Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith. In W. Hessian, II Leter Max Commercia Peter Max Zimmerman John W. Hessian, III Deputy People's Counsel People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 I HEREBY CERTIFY that on this 28th day of June, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Robert Opdyke, 11845 Franklinville Road, Upper Falls, Maryland 21156, Petitioners. Hun 70, Dessian TI John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

May 17, 1983 BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building

(5) square feet or more.

Towson, Maryland 2120L Zoning Item # 212, Zoning Advisory Committee Meeting of April 12, 1983

Property Owner: Robert G. & Eileen M. Opdyke

Location: Sliv (cr. Franklinville Rd. & Reynolds District 11

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Leview and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 2/2 Page 2

( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

( ) Soil percolation tests have been conducted. The results are valid until \_

Revised plans must be submitted prior to approval of the percolation ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water

well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit

Applications. ( ) All roads and parking areas should be surfaced with a dustless, bonding

( ) No health hazards are anticipated.

(X) Others The dwelling is served by an

existing well and septic system, both

of which appear to be functioning

properly. Waste from the washing machine
is currently being piped to the ground

Surface. This effluent must be redirected into the septic system prior to approval
of a building permit for the addition.
The proposed addition will not interfere
with the location of the well or septic

BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

A CONTRACT OF THE PROPERTY OF

FEB 28 1984

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /ghould not be granted.

day of September, 1983, that the herein Petition for Variance(s) to permit a setback of 63 feet from the center of the street in lieu of the required 75 feet, is hereby GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Hearing Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts

- 1. The petitioners herein seek to determine that the existing semi-detached house enjoys a nonconforming use and that the proposed addition is not governed by the requirements of Section 104 of the Baltimore County Zoning Regulations as long as the number of living units is not increased. The petitioners propose an addition to one of the living units.
- The existing semi-detached house has been utilized for two families since 1926, and the ground floor area of the house is 1,070 square feet.
- 3. Section 104.1 specifies that "...no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of September, 1983, that a nonconforming use for the existing semi-detached house as a two-family dwelling has existed and has been conducted on the property since 1926 and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order and, FURTHER ORDERED, that the area of an addition is governed by the requirements of Section 104 of the Baltimore County Zoning Regulations even if the number of dwelling units is not increased and, therefore, shall be limited by the following restrictions:

1. The ground floor area of the addition shall not exceed 25% of the ground floor area of the existing nonconforming dwelling, i.e., 267.5 square feet. 2. The addition shall not encroach on the setback granted in the accompanying Variance Order. 3. Compliance with the comments submitted by the Health

Department, dated May 17, 1983. 4. Any abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.

5. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use herein granted.

6. Approval of a site plan by the Office of Planning and

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 11, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building Illl West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: April 12, 1983

RE: Item No: 206, 207, 208, 209, 210, 211, 212 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner Date\_\_July 1, 1983 Norman E. Gerber, Director FROM Office of Planning and Zoning
Zoning Petition No. 84 22 SpHA SUBJECT Robert G. Opdyke, et ux

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director Office of Planning and Zoning

NEG: JGH:slc

DATE BY 7

cc: Arlene January Shirley Hess

BALTIMORE COUN
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

( ) 6. Site plans are approved, as drawn.

Special Inspection Division

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586
494-4500

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

Department of Public Works.

( ) 3. The vehicle dead end condition shown at

Zoning Plans Advisory Committee

RE: Property Owner: Robert G. & Eileen M. Opdyde

Location: SW/Cor. Franklinville Road and Reynolds Road

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required

( ) 1. Fire hydrants for the referenced property are required and shall be

located at intervals or \_\_\_\_feet along an approved road, in accordance with Baltimore County Standards as published by the

to be corrected or incorporated into the final plans for the property.

( ) 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

( ) 4. The site shall be made to comply with all applicable parts of the

 $(\chi)$  5. The buildings and structures existing or proposed on the site shall

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

Zoning Agenda: Meeting of April 12, 1983

494-4500

Mr. William Hammond

Zoning Commissioner

Towson, Maryland 21204

Item No.: 212

PAUL H. REINCKE CHIEF

ARNOLD JABLON ZONING COMMISSIONER

/mb

September 13, 1983

Fire Prevention Bureau

Mr. and Mrs. Robert George Opdyke 11845 Franklinville Road Upper falls, Maryland 21156

> RE: Petition for Special Hearing and Variance SW/corner of Franklinville Robert G. Opdyke, et ux -

and Reynolds Rds. - 11th Election Petitioners Case No. 84-22-SPHA (Item No. 212)

Dear Mr. and Mrs. Opdyke:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours, Kan M. H. JEAN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc Attachments

cc: John W. Hessian, III, Esquire People's Counsel

TED ZALESKI, JR. April 13, 1983 Office of Planning and Zoning County Office Building Comments on Item # 212 Zoning Advisory Committee Meeting April 12, 1983 Property Owner: Robert G. & Eileen M. Opdyde
Location: SW/Cor. Franklinville Road and Reynolds Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a setback of 63' from the center of the street in lieu of the required 75'. Acres: .618 District: 11th

BALTIMORE COUNTY
DEPARTMENT OF PERMITS G LICENSES

All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 and other applicable Codes, (B.) A building/and other miscellaneous permits shall be required before beginning

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Haryland Registered Architect or Engineer shall be required to file a parait application. E. An exterior wall eracted within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'=0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

P. Requested variance conflicts with the Baltimore County Building Code.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

HOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesspeake Ave., 21204

Charle & Sumhan Charles E. Burnham, Chief Flans Review

June 22, 83

Mr. & Mrs. Robert Opdyke 11845 Franklinville Road Upper Falls, Maryland 21156

> FOTICE OF HEARING Re: Petitions for Special Hearing and Variance SW/cor. of Franklinville & Reynolds Rds. Robert G. Opdyke, et ux - Petitioners Case No. 84-22-SPHA

TDE: 10100 A.M. DATE: Tuesday, July 19, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 V. CHESAPEAKE AVERUE.

TOWSON, MARYLAND

No. 117398 BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 13/13 ACCOUNT R-01-615000 8 0450000035D010 8133A

VALIDATION OR SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER

ALE IN	0
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

ZONING COMMISSIONER

WILLIAM E. HAMMOND

July 13, 1983

Mr. & Mrs. Robert Opdyke 11845 Franklinville Road Upper Falls, Maryland 21156

> Re: Petition for Special Hearing SW/corner Franklinville & Reynolds Rds. Case No. 84-22-SPHA

Dear Mr. & Mrs. Opdyke:

This is to advise you that \_\_\_\_\_\_is due for advertising and posting

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

> Very truly yours, WILLIAM E. HAMMOND

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 119421

R-01-615-000

RECEIVED Robert Opdyke Advertising & Posting Cas #84-22-SPHA

The undersigned hereby affirms under the penalities of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

**AFFIDAVIT** 

Helliam F Barton 6-18-83

I have personal knowledge that the home located at 11845 - 11847 Franklinville Road has been used as a two family dwelling since (month)

( H. T & F.S Barton) This personal knowledge is based upon: the fact that my parenty purchased this property August 5,1926 from I x E. Nolan and his been continuously used as a two-family divelling. Previous to that it was a combination store

and duelling. I have lived in this village since 1921.

PETITIONER'S EXHIBIT /

ZONING DESCRIPTION

Beginning on the southwest corner of Franklinville Road and Reynolds Road, thence the four following courses and distances: South 200 40' East 174.85 feet South 70° 44' West 154.15 feet

North 20° 40' West 174.85 feet North 70° 44' East 154.15 feet to the place of beginning. Containing .618 acres ±, in the 11th Election

AFFIDAVIT

The undersigned hereby affirms under the penalities of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Benesly appel

I have personal knowledge that the home located at 11845 - 11847 Franklinville Road has been used as a two family dwelling since

This personal knowledge is based upon: The fact that my nine brothers and sister were born in this frame, at that time Myritlet Starley Ray lived on the other side, also that Ray Riether Slanley Ray lived there next. At one time Mr. Athel Seedly lived there next to ofemily divelling. Mr. Baston wheel the home at this time. I have lived within this area for 57 years of these lane been at least three fauths of the homes in Franklinds were 2 family forces.

Notary profile, Wed. 21087

My 1, 1986



PETITION FOR SPECIAL HEARING AND VARIANCE

11th Election District

ZONING: Petition for Special Hearing and Variance

LOCATION: Southwest corner of Franklinville and Reynolds Roads

DATE & TIME: Tuesday, July 19, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a determination that the existing semi-detached house is a nonconforming use and to determine whether an addition to said structure is governed by the requirements of Section 104, if the number of living units is not increased; and Variance to permit a setback of 63 ft. from the center of the street in lieu of the required 75 ft.

The Zoning Regulation to be excepted as follows: Section 1A04.3.B.3 - distance of building to centerline of street in R.C. 5 20 ne

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Robert G. Opdyke, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 19, 1983 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

**AFFIDAVIT** 

The undersigned hereby affirms under the penalities of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Burnia M Baylers

I have personal knowledge that the home located at 11845 - 11847 Franklinville Road has been used as a two family dwelling since Supt.

This personal knowledge is based upon: I the atrue have lived in Frankliville all of my life a started school with Ralph Schluduling in 1935 and Shilly Roy was also in school at the same



Notary Public Mod. 21087

July 1, 1986

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

7/19/83

RE: Case No. 84-22-5PMA Building Permit Application No. Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

AFFIDAVIT

The undersigned hereby affirms under the penalities of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Howard Ix. Leedy

I have personal knowledge that the home located at 11845 - 11847 Franklinville Road has been used as a two family dwelling since (month) 1931. To 1939 & chluderberg

This personal knowledge is based upon: Living in



The undersigned hereby affirms under the penalities of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto; Hawed S. Lordy I have personal knowledge that the home located at 11845 - 11847 Franklinville Road has been used as a two family dwelling since (month)

This personal knowledge is based upon: Living in the home from 39- 1950. Higher and Leely furnishing



**AFFIDAVIT** 

The undersigned hereby affirms under the penalities of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Queth & Leedy

I have personal knowledge that the home located at 11845 - 11847 Franklinville Road has been used as a two family dwelling since (month)

This personal knowledge is based upon: Jana my Jamely moved to the village of franklimille, and in Oct 1927. The home located at 11845-11847 was at that time- being used as a two family develling.

Notary Public

54-32-504A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: Lettern for integrite I mention of property: Su for Translational Medical Medical Control of property: Su for Translational of Medical of the Survey of the Su Location of Signs: paring notined time Translum-Posted by State 2. Loloman Date of return: 7/5/83 Number of Signs:

Petition For Special Hearing And Variance 11TH ELECTION

ZONING: Petition for Special Hearing and Vari-

LOCATION: Southwest corner of Franklinville and Reynolds Roads
DATE & TIME: Tues-

day, July 19, 1983 at 10:00

PUBLIC HEARING:

PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Regulations of Baltimore County,
will hold a public hearing:
Petition for Special
Hearing under Section
500.7 of the Baltimore
County Zoning Regulations, to determine whether or not the Zoning
Commissioner and/or
Deputy Zoning Commissioner should approve a
determination that the
existing semi-detached
house is a nonconforming
use and to determine
whether an addition to
said structure is governed
by the requirements of

by the requirements of Section 164, if the number

of living units is not increased; and Variance to permit a setback of 63 ft. from the center of the street in lieu of the re-

quired 75 ft.

The Zoning Regulation to be excepted as follows:
Section 1A04.3.B.3 - distance of building to centerline of street in R.C. 5

zone.

All that parcel of land in

the Eleventh District of
Baltimore County
Beginning on the southwest corner of Franklinville Road and Reynolds
Road, thence the four fol-

Road, thence the four ion lowing courses and dis-tances: South 20° 40' East 174.55 feet; South 70° 44' West 154.15 feet; North 20° 44' West 174.85 feet; North 70° 44' East 154.15 feet to

the place of beginning. Containing .618 acres m/l. in the 11th Election Dis-

trict.

Being the property of Robert G. Opdyke, et ux, as shown on plat plan filed with the Zoning Depart-

ment.
Hearing Date: Tuesday,
July 19, 1988 at 10:00 a.m.
Public Hearing: Room
106, County Office Building, 111 W. Chesapeake
Averus, Towson,

Middle River, Md., Jne 30 This is to Certify, That the annexed

was inserted in Ole Times, a newspaper printed and published in Baltimore County, once in each

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DATE & TIME: Tuesday, July 19, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towser, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a determination that the existing semi-detached house is a nonconforming use and to determine whether an addition to said structure is governed by the requirements of Section 104, if the number of living units is not increased; and Variance to permit a setback of 63 ft. from the center of the street in Neu of the required 75 ft.

The Zoning Regulation to be excepted as follows:
Section 1A04.3.B.S.— distance of building to centerline of sirset in

Section 1A04.8.B.8 — distance of building to centerline of sirset in R.C. 5 zone

All that parcel of land in the Eleventh District of Baltisnore County

Beginning on the southwest corner of Franklinville Road and Reynolds Road, thence the four following courses and distances: South 20° 40° Bast 174.85 feet, North 20° 40° West 174.85 feet North 70° 44° Bast 154.15 feet North 70° 44° Bast 154.15 feet to the place of beginning. Containing distances it in the 11th Election District.

Being the property of Robert G. Opdyke, at ux, as shown on platping filed with the Zoning Department. pan filed with the Zoning Department.

Hearing Date: Tuesday, July 19, 1988 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of

WILLIAM E. HAMMCND,

Zoning Commissioner

of Baltimore County

June 30,

4-22-SPHA CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., accounteracts of one time works before the \_\_19th\_ day of \_\_\_\_\_, 19\_83\_, the first publication appearing on the 30th day of June

THE JEFFERSONIAN,

Cost of Advertisement, \$ 24.50

Mr. & Mrs. Robert G. Opdyke 11845 Franklinville Road Upper Falls, Md. 21156

> BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 Your Petition has been received and accepted for filing this\_

WILLIAM E. HAMMOND Petitioner Robert G. Opdyke, et ux Petitioner's Attorney

Chairman, Zoning Plans



11845 } 11847 Franklinville Rd.

PLAT FOR ZONING VARIANCE

NO SUBDIVISION

Scale 1"=50'

well&septic as shown

E H K Jr. 5858 folio281

OWNER ROBERT EILEEN OPDYKE DISTRICT-11 ZONED R C 5

VICINITY MAP

BRADSHAW Rd.

Iton H212

FEB 28 1964